



THE
A-TEAM

**RE/MAX
FIRST**

1615 12 Avenue, Calgary T3C 0R3

MLS®#: **A2164015** Area: **Sunalta** Listing **09/13/24** List Price: **\$1,098,888**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary** Finished Floor Area
 Year Built: **1948** Abv Sqft: **987**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,501 sqft** Ttl Sqft: **987**
 Lot Shape:

DOM

70
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **1**

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
 Park Feat: **Parking Pad,RV Access/Parking,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Forced Air** Flooring: **Hardwood,Linoleum,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dryer,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`1" x 8`0"	Bedroom	Main	9`7" x 13`2"
Dining Room	Main	14`3" x 8`5"	Kitchen With Eating Area	Main	6`7" x 7`5"
Living Room	Main	17`11" x 14`8"	Bedroom - Primary	Main	12`11" x 10`10"
3pc Bathroom	Lower	5`0" x 6`9"	Bedroom	Lower	14`8" x 10`6"
Kitchen	Lower	9`3" x 12`10"	Game Room	Lower	15`3" x 12`11"
Furnace/Utility Room	Lower	15`4" x 13`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
M-CG d111

5380V

Remarks

Pub Rmks: *****INVESTOR/BUILDER ALERT*** M-CG d111 zoning, 50 x 130, Double Lot, Potential to develop a 4 plex + 4 basement suites OR an 8 unit apartment building (just like the one beside it). The property currently generates around \$40,000 per year in rental income (up and down together) and still has potential to go up. Sunalta is a HIGH DEMAND community for its TOP Public school zone (Sunalta School K-6, Mount Royal School 7-9, Western Canada High School 10-12), its walking distance to LRT, Downtown Core, and everything else that downtown life style can offer! Whether redevelopment for Resale or Rental, it holds its value for immediate action or future plan! Book your showing today before it is gone!**

Inclusions:
Property Listed By: **NA**
Royal LePage Benchmark

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123







Basement (Below Grade) Exterior Area 882.31 sq ft
Interior Area 801.38 sq ft

Main Floor Exterior Area 987.48 sq ft
Interior Area 915.45 sq ft



